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CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DEPARTMENT
(203) 797-4641
FAX (203) 796-1586

FARID L. KHOURI, P.E.
CITY ENGINEER

August 29, 2006

Honorable Mark D. Boughton
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Boughton and Common Council Members:

Saugatuck Ridge Road
Road Acceptance

At the May 2, 2006 Common Council meeting, the April 13, 2006 letter from Attorney Robin A. Kahn requesting that the Common Council accept Saugatuck Ridge Road as a City street was forwarded to our office for a report within 30 days (reference item #24 of the Common Council meeting minutes).

A permit to construct Saugatuck Ridge Road was issued by the Planning Commission to Westchester Modular Homes, Inc. on September 5, 2001. The road was constructed and homes were built along the road. The five-year deadline is September 5, 2006.

We recommend that the Common Council accept Saugatuck Ridge Road as a city street with this one condition that should the lack of crown in the road, as explained in the attached letter, cause problems then the developer shall fix it. Therefore, an additional warranty of $38,000 will be provided by the developer to the City to cover the repair cost. If you have any questions, please give me a call.

Very truly yours,

Farid L. Khouri, P.E.,
City Engineer

Encl.
cc: Laszlo L. Pinter, Esq., with encl.
Dennis I. Elpern, with encl.
Robin A. Kahn, Esq., with encl.
Antonio Iadarola, P.E., Director of Public Works, with encl.
Duke Hart, Superintendent of Highway Department, with encl.

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FARID L. KHOURI, P.E.
CITY ENGINEER

August 28, 2006

Mr. Farid L. Khouri, P.E.
City Engineer
Engineering Department
155 Deer Hill Avenue
Danbury, CT 06810

Re: Final Saugatuck Ridge Road Acceptance

Mr. Khouri:

On August 24, 2006, personnel from the Engineering Department and the Highway Department performed the final field inspection of the above referenced road. The conditions from our last June 8, 2006 field inspections letter have been addressed.

Road as-built drawings were accepted in our April 7, 2006 letter. The legal documents were approved by the Corporation Counsel for the City road. The legal issue over #4 Saugatuck Ridge Road's stone wall and light post will be wrapped up after final City of Danbury acceptance of the road as is common practice for the City of Danbury.

A more detailed supplemental as-built elevations drawing has indicated that the minimum 4" crown from centerline to gutter on the plan view was not provided is some small, steep sections of the new road between Stations 4+00 to 5+50 and Stations 10+50 to 11+50. An additional warranty bond of $38,000 will be provided covering a few hundred feet of top course of asphalt that lacked the minimum crown over the following winter. If no concerns arise after 6 months, we will release the bond.

We recommend that the Common Council accept this road with the condition that should the lack of crown in the road as indicated above cause problems, the developer shall fix it. If after a six month warranty period, the Highway Department determines the road is fine, the developer may collect his bond. If you have any questions, please feel free to give me a call.

Sincerely,

David W. Null, P.E.
Engineer

cc: Duke Hart, Highway Department
Mr. Patrick Fahey, Westchester Modular Homes Construction Corp.
Engr. File #804

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

May 29, 2006

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/May 3rd CC Agenda Item 24 – Request for Acceptance of Saugatuck Ridge Rd.

The Planning Commission has received a request from the Common Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the May 17, 2006 meeting, the Planning Commission made a motion to give this a positive recommendation subject to final inspection sign-off by the Engineering Department and submission of all required documentation to both Corporation Counsel and the Engineering Department.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel